



Outlook

Re: Mountain View Estate development

From Alisa Petterson <Alisa.Petterson@chandleraz.gov>**Date** Thu 6/4/2026 5:15 PM**To** Cristina Cook <[REDACTED]>

Good afternoon Cristina,

Thank you for your email and for your interest in development in the City of Chandler. As the Planner assigned to this zoning application, I'm happy to assist with your questions and concerns. I will also be sure to add your email to the case record.

To share some background about this zoning application:

- This request is for Preliminary Development Plan (PDP) Amendment approval for housing product only – this is for the homes that will be constructed on the existing 16-lot single-family subdivision.
- Chandler City Council previously approved the zoning application for the subdivision in 2019 under case number DVR17-0034.
- Chandler City Council previously approved the original housing product in 2022 under case number PLH22-0039.
- The current request for PDP Amendment approval is required only because the proposed housing product square footage has been reduced by more than 10% from what was originally approved.

Specific to your traffic impact concerns: while reviewing zoning applications, Planning routinely works with other relevant city departments such as traffic engineering, transportation planning, Chandler Fire etc. to confirm that proposed developments are a good fit for the community. This subdivision, approved in 2022, is in conformance with Chandler's long-term vision for the area as per the following:

- Chandler's 2016 General Plan - which designates the property as 'neighborhood uses'.
- Southeast Chandler Area Plan (1999) - which prescribes a 'Traditional Suburban Character' for the area.
- Chandler's 8 Transportation Master Plan - which identifies Riggs Road as a major arterial, and thus able to support this 16-lot single family subdivision.

I hope this information is helpful, and my apologies for the delay getting back to you - I've been out of office / in training all day yesterday. I will be available tomorrow via email or phone at 480-782-3060. You can also contact Raymond Huang, City of Chandler Traffic Studies Engineer, via email at Raymond.Huang@chandleraz.gov or phone 480-782-3450 with any further traffic related questions.

Thank you,

Alisa Petterson, AIA, LEED AP BD+C
Senior Planner
City of Chandler | Development Services Planning Division
480-782-3060 direct
alisa.petterson@chandleraz.gov



From: Cristina Cook <[REDACTED]>
Sent: Tuesday, June 2, 2026 8:47 PM
To: Alisa Petterson <Alisa.Petterson@chandleraz.gov>
Subject: Mountain View Estate development

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Report Suspicious

I am writing as a community member regarding the proposed Mountain View Estate development. I respectfully request that the City carefully evaluate the project's potential impacts on traffic, public safety, and neighborhood infrastructure before making a final decision. The roads serving this area already experience significant vehicle activity during peak travel times, and I would appreciate additional information regarding the traffic impact analysis prepared for this project. Specifically, I would like to understand how many additional vehicle trips are anticipated, whether nearby intersections have sufficient capacity to accommodate projected growth, and what mitigation measures are proposed if traffic conditions are expected to worsen. I am also interested in understanding the project's potential effects on pedestrian safety, emergency vehicle access, parking demand, and the overall character of the surrounding neighborhood. As residents, we rely on the City to ensure that growth is balanced with the capacity of existing infrastructure and that any impacts to nearby communities are thoroughly analyzed and addressed. Please include this correspondence in the public record for consideration during the review process. I look forward to learning more about the City's findings and hearing the discussion at the upcoming public hearing. Thank you for your time and consideration.

Sincerely

Cristina Cook



Outlook

Mountain View Estates Subdivision

From Alisa Petterson <Alisa.Petterson@chandleraz.gov>

Date Tue 6/16/2026 1:21 PM

To [REDACTED]

Good afternoon Kristy,

I'm Alisa Petterson, the case planner for the PLH26-0018 Mountain View Estates Housing zoning application for the site located just east of the northeast corner of Lindsay Road and Riggs Road.

I'm following up to your email to Ray Law Firm, who is the applicant for this request:

Please don't build more homes here. I received the email about the new houses being built off of Riggs and Pearl and it pains me. I hate it. I hate that we are overcrowded. I hate that we are crowding so many homes into tiny spaces. It takes me so long now to even get out to Riggs from my home. Our roads and our water cannot handle this mass invasion of people and it's really maddening that it's investors who buy up homes to have our communities be nothing but rentals. Stop the greed. Stop building. We have too many people who don't respect our roads or our desert already here. AZ is ruined because of money and greed and building and building and building.

Please stop.

Thank you for your interest in development in Chandler and for providing your input. I wanted give you my direct contact info (below), please contact me if you have further questions or concerns. I also wanted to provide some relevant case history related to this request:

- The current zoning application is requesting approval for housing product only.
- In 2019, our city council approved the rezoning request for the 16-lot subdivision that currently exists at the site.
- In 2023, our city council approved a housing product proposal for the subdivision.
- To date, only one home, roads, project theme walls and most landscaping has been completed, and project build out has stalled.
- Site amenities including a playground, ramada and turf area remain incomplete.
- K Hovnanian Homes has acquired the property and wants to complete the development as envisioned.

Chandler Planning works with our Public Works & Utilities, Traffic Engineering and Transportation Planning teams to make sure that any proposed new development is consistent with the long-term vision, available infrastructure and roadways for communities within Chandler.

Since this request is for the housing product only to complete a previously approved subdivision, Planning is in support of the current request as it will allow the existing Mountain View Estates subdivision to be completed.

This request will be heard **tomorrow, Wednesday June 17** by our Planning & Zoning Commission in downtown Chandler at the Chandler City Council Chambers (88 E. Chicago Street). The public hearing starts at 5:30 pm, but we'll have a Study Session at 5:15 where staff will present the request to our commissioners. The P&Z memo and exhibits are available for viewing on our website at the Meeting Agendas web page:

https://public.destinyhosted.com/agenda_publish.cfm?

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I hope this provides some insight, and I'm available for any further questions.

Thank you,

Alisa Petterson, AIA, LEED AP BD+C
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